LOT 87
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

**SIMPSON MICHAEL J & MICHELLE**
94982 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

**2023**

**29-2N-28-0117-0087-0000**

## BUILDING CHARACTERISTICS

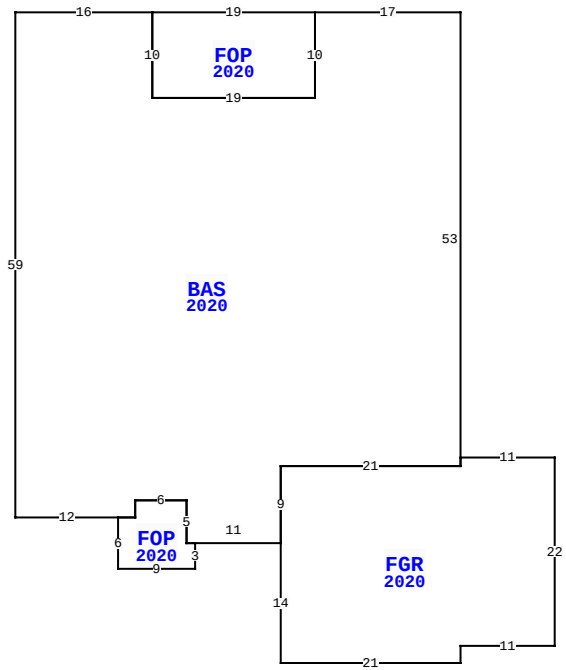
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4087.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,773 | 100 | 2,773 | 319,011 |
| FGR | 725 | 55 | 399 | 45,901 |
| FOP | 63 | 30 | 19 | 2,186 |
| FOP | 190 | 30 | 57 | 6,557 |
| TOTALS | 3,751 | | 3,248 | 373,656 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,248 | 97.3636 | 115.62 | 375,534 | 2020 | 2020 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2021 Heated Area: 2773 HX Base Yr 2021




94982 S PALM POINTE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 373,656 |
| TOTAL MARKET OB/XF VALUE | | 73,516 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 522,172 |
| SOH/AGL Deduction | | 127,467 |
| ASSESSED VALUE | | 394,705 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 344,705 |
| TOTAL JUST VALUE | | 522,172 |
| NCON VALUE | | 65,556 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 393,994 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22007273 | ADDITION | 15,745 | 08/01/2022 |
| 22004964 | SWIM POOL | 80,000 | 03/31/2022 |
| C1907655 | CO ISSUED | 0 | 04/06/2020 |
| B1907655 | NEW CONSTR | 382,125 | 09/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2395/0680 | 9/23/2020 | WD | Q | I | 01 | 394,500 |

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SIMPSON MICHAEL J &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W17 FOP=[YR=2020] W19 S10 E19 N10 $ S10 W19 N10 W16 S59 E12 FOP=[YR=2020] S6 E9 N3 W1 N5 W6 S2 W2 $ E2 N2 E6 S5 E11 FGR=[YR=2020] S14 E21 N2 E11 N22 W11 S1 W21 S9 $ N9 E21 N53$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 804.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 7,960 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 392.00 | SF | 85.00 | 85.00 | 100 | 2022 | 2022 | 3 | 100 | 33,320 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 832.00 | SF | 17.50 | 17.50 | 100 | 2022 | 2022 | 3 | 100 | 14,560 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 440.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 4,400 | |
| 5 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2022 | 2022 | 3 | 100 | 2,000 | |
| 6 | 0475 | VF 4 SBPL | 0 | 100 | 0 | 0 | 19.00 | LF | 14.00 | 14.00 | 100 | 2022 | 2022 | 3 | 100 | 266 | |
| 7 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 100 | 300 | |
| 8 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 255.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 2,550 | |
| 9 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 624.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 6,240 | |
| 10 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 192.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 1,920 | |

TOTAL OB/XF 73,516

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 11/23/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS